

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S Seminary Ave., 175 ft. W * ZONING COMMISSIONER
of c/l Marblehead Road * OF BALTIMORE COUNTY
8506 Marblehead Road *
8th Election District * Case No. 93-361-A
3rd Councilmanic District *
Margaret Tartal *
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for that property known as 8506 Marblehead Road in the Brooklandville section of Baltimore County. The Petitioner/property owner, Margaret Tartal, requests relief from Sections 1801.2.C.1 and 1801.2.C.2.b. and 1801.2.C.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a window to property line distance of 10 ft., a distance between facing windows of 25 ft., and a distance between buildings of 25 ft., in lieu of the required 15 ft., 40 ft., and 30 ft., respectively, and to amend the latest Final Development Plan of the Fields at Seminary, Phase II. These required distances are also referenced in the Comprehensive Manual of Development Policy (CMDF), Section VB6b and VB6c adopted pursuant to Section 504 of the B.C.Z.R.

Appearing at the public hearing held for this case was the property owner, Margaret Tartal and her brother, Bill Tartal. Also appearing on behalf of the Petition was Spencer Weaver, the Project Manager for Brinklow Construction Company, the builder of the dwelling located on the subject property. Also appearing as interested parties regarding this matter were Gary Ford and Gregory Zeller, neighbors of the subject site.

Testimony and evidence presented was that the subject property is part of a newly constructed subdivision known as the Fields at Seminary, Phase II. This is a development of substantial single family homes located on rather small lots, at least in comparison to the dwellings. The subject lot is .22957 acres in area and is zoned D.R.2.

Mr. Weaver presented much of the testimony on behalf of the Petitioner. He noted that he is the Project Manager in charge of construction and that the subject dwelling is presently under construction and nearly completed. He advised that recently a stop work order was issued by the Department of Permits and Licenses due to an alleged zoning violation. In view of this potential violation, the subject Petition was filed. As noted on the site plan which has been offered and marked as Petitioner's Exhibit No. 1, the dwelling is located 10 ft. from the subject lot's eastern property line. Further, the house next door on that side, owned by Mr. Zeller is but 15 ft. from the property line. Thus, the buildings are a mere 25 ft. apart. These dwelling locations necessitate the requested variances.

One of the variances requested is to permit a distance between buildings of 25 ft. in lieu of the required 30 ft. Mr. Weaver observed that the Petitioner would suffer significant practical difficulty if this variance were denied. In that the dwellings are already constructed, relocation of the house or modification of same to eliminate a portion of the eastern side of the dwelling would be necessary. Obviously, such relocation or renovation would be expensive. Further, Mr. Weaver observed that such a renovation would severely detract from the appearance of the house and disrupt the internal floor plan. This is particularly relevant in that the Petitioner advised that she intends on residing in the house with

an elderly parent who is wheelchair bound. Thus, it is argued that the Petition for Variance for this distance should be granted.

It is to be noted that the neighbor who faces the east side, Mr. Zeller, does not object to the location of the dwelling owned by Ms. Tartal. His concerns relate more to the other two variances which arise out of the potential placement of windows on the east side of the Tartal dwelling, facing his house.

The placement of these windows necessitates the other variances which are requested. Specifically, a variance is necessary to allow a window to property line setback of 10 ft. and a distance between facing windows of 25 ft. in lieu of the 15 ft. and 40 ft. requirements, respectively.

Testimony was offered by Ms. Tartal and Mr. Weaver as to this issue, as well. Mr. Tartal again noted that the property will be occupied by her disabled mother and the windows were desired so as to enable this individual to enjoy a view from that side of the house. Further, Mr. Weaver noted that the windows are necessary so as to promote adequate ventilation and light throughout the house. For his part, Mr. Zeller does not object to the windows, per se, but fears the potential invasion of his privacy. He noted that his bedroom faces the Tartal house and questioned whether a plan could be prepared to mitigate the effects of the closeness of these dwellings.

In this respect, and at my urging, the parties, apparently, had a meeting after the hearing to discuss their differences. As the result, an amended site plan was received by me subsequent to the hearing, prepared by Thomas E. Phelps, a Registered Property Line Surveyor. This plan provides for the installation and maintenance of six 8 to 10 ft. tall Leland Cypress trees in a location on the east side of the Tartal property,

as more particularly shown on the plan. It is believed that the planting of these trees, at the location shown, will buffer the properties. That plan is signed as acceptable to all parties.

An area variance may be granted upon the Petitioner presenting persuasive testimony that the standards set forth in Section 307 of the B.C.Z.R. have been satisfied. Specifically, the Petitioner must demonstrate that she and her property will suffer a practical difficulty if the variance is denied. Further, proof must be offered that the variance can be granted so as not to adversely affect the surrounding locale. The legal standard which must be met in order for a variance to be granted is more comprehensively set forth in McLean v. Soley, 270 Md. 208 (1973) and Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974). In the instant case, I am persuaded that the variances should be granted, as modified by the amended site plan submitted after the hearing. That is, I am persuaded that the house should remain in its present configuration and location. Further, after the planting of the landscaping, as proposed, the windows may be installed. I am persuaded that this landscaping will mitigate the effects of the windows so as to not detrimentally effect Mr. Zeller's property and the other houses in the community. Thus, the Petition for variance, as restricted in the manner set forth above, will be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of July, 1993 that a variance from Sections 1801.2.C.1 and 1801.2.C.2.b and 1801.2.C.6 of the Baltimore County Zoning

Regulations (B.C.Z.R.) to allow a window to property line distance of 10 ft., a distance between facing windows of 25 ft., and a distance between buildings of 25 ft., in lieu of the required 15 ft., 40 ft., and 30 ft., respectively, and to amend the latest Final Development Plan of the Fields at Seminary, Phase II, in accordance with Petitioners' Exhibit No. 2, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall be required, prior to the installation of any windows on the east side of the dwelling, to install and maintain six 8 to 10 ft. tall Leland Cypress trees. The site plan marked as Petitioner's Exhibit No. 2 shall be incorporated herein as to the location of the aforementioned trees.

Lawrence E. Schmidt
Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 2, 1993

Ms. Margaret Tartal
3121 White Avenue
Baltimore, Maryland 21214

RE: Case No. 93-361-A
Petition for Variance
Property: 8506 Marblehead Road

Dear Ms. Tartal:

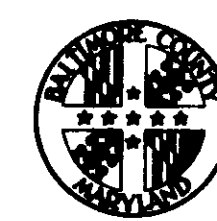
Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

cc: Mr. Spencer Weaver
Mr. Gary Ford
Mr. Gregory Zeller



Petition for Variance
to the Zoning Commissioner of Baltimore County

for the property located at 8506 MARBLEHEAD ROAD
which is presently zoned DR-3

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1801.2.C.1, 1801.2.C.2.b., 1801.2.C.6, 504 (VB6b, c. CMDF) to allow a window to property line distance of 10 feet, a distance between facing windows of 25 ft. and a distance between buildings of 25 ft. in lieu of the required 15 ft., 40 ft. & 30 ft. respectively and to amend the latest FDP of Fields at Seminary II, Lot 30 to allow same.

SINCE WINDOWS ARE 10' FROM PROPERTY LINE, 5' SILL ARE REQUIRED. THE FIRST FLOOR LEVEL IS HANDICAP ACCESSIBLE. A HANDICAP PERSON WILL OCCUPY THE S.F.D. THIS PERSON WILL BE UNABLE TO OPERATE WINDOWS ON THE FIRST FLOOR. REQUEST 30" SILL HEIGHT.

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

MARGARET TARTAL
NAME 400 VLS-7932
Signature Margaret Tartal NAME 202 268-1551

2800 ALDEN RD.

BAL. MD. 21234

City State Zip

Address for Petitioner:

NAME NONE

Building Permit # B154676

Signature

Address

City State Zip

With an attorney chosen and often, under the guidance of policy, that time are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

SAME

Name of Petitioner

Signature

AGENT-SPENCER WEAVER

Name of Petitioner

Signature

3823 Rolling Way 379-8862

Address

BAL. MD. 21234

City State Zip

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

SPENCER WEAVER

Name

379-8862

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

1 hr.

By following date

Next Time Available

ALL

RECEIVED BY

DATE 4-76-93

SILBERMANN & ASSOCIATES, INC. 372
Engineers • Planners • Surveyors

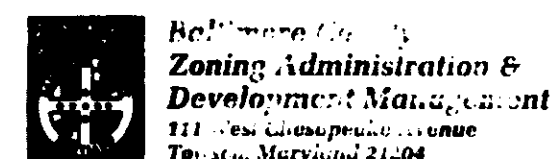
3527 EAST JOPPA ROAD
BALTIMORE, MARYLAND 21234
(410) 661-5888
FAX No. 661-0728

ZONING DESCRIPTION FOR

8506 MARBLEHEAD ROAD, BALTIMORE COUNTY, MARYLAND.
ELECTION DISTRICT: 8
COUNCILMANIC DISTRICT: 3
BEGINNING AT A POINT ON THE NORTH SIDE OF SEMINARY AVENUE, WHICH IS 80 FEET RIGHT OF WAY. AT A DISTANCE OF 175 FEET NORTH WEST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET, MARBLEHEAD ROAD WHICH IS 50 FEET WIDE, BEING LOT NO. 30 BLOCK -- SECTION NO. --, IN THE SUBDIVISION OF FIELDS OF SEMINARY AS RECORDED IN BALTIMORE COUNTY PLAT BOOK NO. 59, FOLIO NO. 115, CONTAINING 10,000 SQUARE FEET.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 93-361-A
Towson, Maryland

District: 3rd Date of Posting: 5/4/93
Posted for: Variance
Petitioner: Margaret Tartal
Location of property: 8506 Marblehead Rd. N/S Seminary Hwy. 18'
N/S Marblehead Rd. (Lot 30)
Location of Sign: Facing Seminary Hwy. at East of lot
Remarks: PPP - Address should be Seminary Hwy
Posted by: MT/Healy Date of return: 5/2/93
Number of Signs: 1



Date: 4-16-93

Owner: Margaret Tartal
2800 Alden Rd.
E 41st Md 21234

Variance site: 8506 Marblehead RD

#010 Variance 550.00
080 Sign 35.00

Total \$585.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

receipt

Account: R 911-6150

Number: 372

Taken in exp. 4/22/93

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS AND PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

For newspaper advertising:

Case No.: _____ Item No.: 372

Petitioner: SPENCE WEAVER

LOCATION: 8506 MARBLEHEAD CT

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MARGARET TARTAL SPENCE WEAVER

ADDRESS: 2800 ALDEN RD 3823 ROLLINGWAY

BALTO MD 21234 BALTO MD 21236

PHONE NUMBER: 426-7932 (H) 379-8862

(202) 268-6966 (W)

BY: BRYAN STRAUGHN

SILBERMANN & ASSOC.

3527 E. SOPPA RD

BALTO MD 21234

AJ:ags
(Revised 3/29/93)

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

APRIL 23, 1993

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-361-A (Item 372)

8506 Marblehead Road

N/S Seminary Avenue, 175' W of centerline Marblehead Road (Lot #30)

8th Election District - 3rd Councilmanic

Petitioner(s): Margaret Tartal

HEARING: THURSDAY, MAY 27, 1993 at 2:00 p.m. in Room 106, Office Building.

Variance to allow a window to property line distance of 10 feet, a distance between facing windows of 25 feet, and a distance between buildings of 25 feet in lieu of the required 14 feet, 40 feet, and 30 feet respectively and to amend the latest Final Development Plan of Fields at Seminary II, Lot 30 to allow same.

Bel Jahn

Arnold Jablon
Director

cc: Spencer Weaver
Margaret Tartal
Silberman & Associates

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Printed on Recycled Paper

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/29, 1993

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/29, 1993.

THE JEFFERSONIAN,

S. Zeke Orlov

Publisher

TO: POTOMAC PUBLISHING COMPANY

Re: CASE NUMBER: 93-361-A (Item 372)

8506 Marblehead Road

N/S Seminary Avenue, 175' W of centerline Marblehead Road (Lot #30)

8th Election District - 3rd Councilmanic

Petitioner(s): Margaret Tartal

HEARING: THURSDAY, MAY 27, 1993 at 2:00 p.m. in Room 106, Office Building.

Please forward billing to:

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 20, 1993

Ms. Margaret Tartal
2800 Alden Road
Baltimore, MD 21234

RE: Case No. 93-361-A, Item No. 372
Petitioner: Margaret Tartal
Petition for Variance

Dear Ms. Tartal:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on April 16, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

SHA Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

4-23-93

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 372 (JJS)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
303-7656 Baltimore Metro - 265-9451 D.C. Metro - 1-800-485-5923 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee

Date: April 29, 1993

FROM: Captain Jerry Pfeiffer
Fire Department

SUBJECT: Comments for 05/03/93 Meeting

| | |
|----------|--|
| Item 361 | No Comments |
| Item 362 | No Comments |
| Item 363 | No Comments |
| Item 364 | No Comments |
| Item 365 | No Comments |
| Item 366 | No Comments |
| Item 367 | No Comments |
| Item 368 | No Comments |
| Item 369 | No Comments |
| Item 370 | Fire Hydrants are required on site. State law requires townhouses, where permit is issued after 07/01/92, to be sprinklered. |
| Item 371 | No Comments |
| Item 372 | No Comments |
| Item 373 | Existing exits shall be maintained to a public way. |

RECEIVED
APR 30 1993

ZADM

CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: May 18, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item No. 356, 7925 York Road 93-361-A
Item No. 372, 8506 Marblehead
Item No. 389, 7034 Sollers Point Road
Item No. 390, 1715 Bond Road

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey Long*

Division Chief: *Carol L. Kern*

PK/JL:lw

356.ZAC/ZAC1

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

March 24, 1994

(410) 887-4386

Ms. Peggy Tartal
8506 Marblehead Road
Lutherville, Maryland 21093

RE: Case No. 93-361-A
Property: 8506 Marblehead Road

Dear Ms. Tartal:

This is to acknowledge your correspondence regarding the variance on the above property and granted by my order dated July 6, 1993.

I do not have any specific objection to an amendment of your landscaping plan, as outlined in your letters. However, in reviewing my decision, I note that two neighbors, namely, Gary Ford and Gregory Zeller appeared at the hearing and participated. In the interest of fairness, I believe that Messrs. Ford and Zeller should have an opportunity to comment on the proposed changes. Have you discussed your concerns with them and the relocation of these trees? If they have so agreed, kindly ask them to contact me so that I may confirm that these neighbors have no objection. If they disagree, I feel it appropriate to consider their opinion before rendering a final decision. I look forward to hearing from you to resolve this matter.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

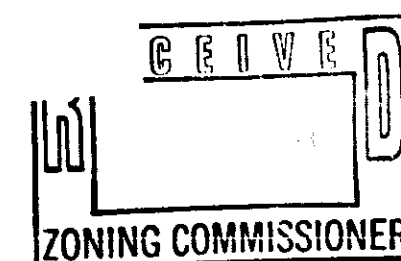
December 7, 1993

Peggy Tartal
8506 Marblehead Road
Lutherville, MD 21093

Mr. Lawrence E. Schmidt
Zoning Commissioner
Suite 113 Courthouse
Towson, MD 21204

RE: Case No. 93-361-A
Property: 8506 Marblehead Road

CERTIFIED MAIL



Dear Mr. Schmidt:

In July of this year a variance was granted for the placement of four windows on the east side of my home at 8506 Marblehead Road. In accordance with the variance, six 8'-10' Leland Cypress trees were planted. The site plan, which for the variance was marked as Exhibit No. 2, showed the location of the aforementioned trees. Three trees were planted for the two windows in the family room and three trees were planted for the two windows in the living room.

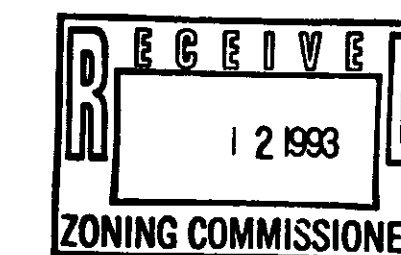
Unfortunately, the six trees have created a significant security danger. The three trees for the living room windows create a secluded, isolated area around my basement windows on the east side. Because of this risk, I have decided not to install the two windows in the living room and request permission from your office to relocate the three Leland Cypress trees that were planted for these windows elsewhere on my property. I would still maintain the three trees for the family room in accordance with the subject variance.

Your consideration of this request will be greatly appreciated. I understand that you are extremely busy, but please let me know as soon as possible. Thanks...

Sincerely,
Peggy Tartal
Peggy Tartal

Mr. Lawrence E. Schmidt
Zoning Commissioner
Suite 113 Courthouse
Towson, MD 21204

RE: Case No. 93-361-A
Property: 8506 Marblehead Road



Dear Mr. Schmidt:

In July of this year a variance was granted for the placement of four windows on the east side of my home at 8506 Marblehead Road. In accordance with the variance, six 8'-10' Leland Cypress trees were planted. The site plan, which for the variance was marked as Exhibit No. 2, showed the location of the aforementioned trees. Three trees were planted for the two windows in the family room and three trees were planted for the two windows in the living room. Unfortunately, the six trees have created a potential security risk as they create an unsecured, hidden area around my basement windows on the east side. Because of this, I have decided not to install the two windows in the living room and request permission to relocate the three Leland Cypress trees that were installed for these windows. I would still maintain the three trees for the family room in accordance with the subject variance. Your consideration of this request is greatly appreciated.

Sincerely,
Peggy Tartal
Peggy Tartal

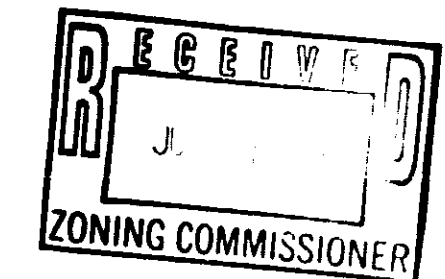
BRINKLOW CONSTRUCTION
19810 NEW HAMPSHIRE AVE BOX 75
BRINKLOW, MARYLAND 21062
PHONE 301-774-4499

7 JUNE 1993

TO: THE ZONING COMMISSIONER OF BALTIMORE COUNTY MARYLAND
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

ATTN: MR. LAWRENCE E. SCHMIDT
ROOM 113

REFERENCE: CASE # 93-361-A ITEM 372
8506 MARBLEHEAD ROAD
N/S SEMINARY AVENUE, 175' WEST OF CENTERLINE
MARBLEHEAD ROAD (LOT #10)
8TH ELECTION DISTRICT - 8RD COUNCILMANIC DISTRICT
PETITIONER: MARGARET TARTAL



DEAR MR. SCHMIDT,

THANK YOU FOR ALLOWING 10 DAYS FOR THE ZELLER'S AND TARTAL'S TO WORK OUT A COMPROMISE CONCERNING THIS ISSUE. ENCLOSED IS THE PLAN SIGNED BY BOTH PARTIES. I WANT TO PERSONALLY THANK YOU FOR ALLOWING THIS TO BE RESOLVED IN AN INFORMAL MANNER WITHOUT PROFESSIONAL REPRESENTATION.

THE 8 TO 10 FOOT TALL LELAND CYPRESS TREES ARE NO LONGER BEING PLANTING THIS DATE IN THE SPRING PLANTING SEASON. HOWEVER, I HAVE LOCATED A NURSERY WITH 15 REMAINING TREES. I HAVE BEEN ADVISED IT WON'T BE LONG BEFORE THEY ARE NOT AVAILABLE UNTIL FALL. I WOULD APPRECIATE IT IF YOU WOULD CONTACT ME (PAGER 410-379-8862) WHEN YOU MAKE YOUR DECISION, SO I MAY IMMEDIATELY PLANT THE TREES.

RESPECTFULLY,

Spencer L. Weaver
SPENCER L. WEAVER
PROJECT MANAGER
BRINKLOW CONSTRUCTION

PLEASE PRINT CLEARLY

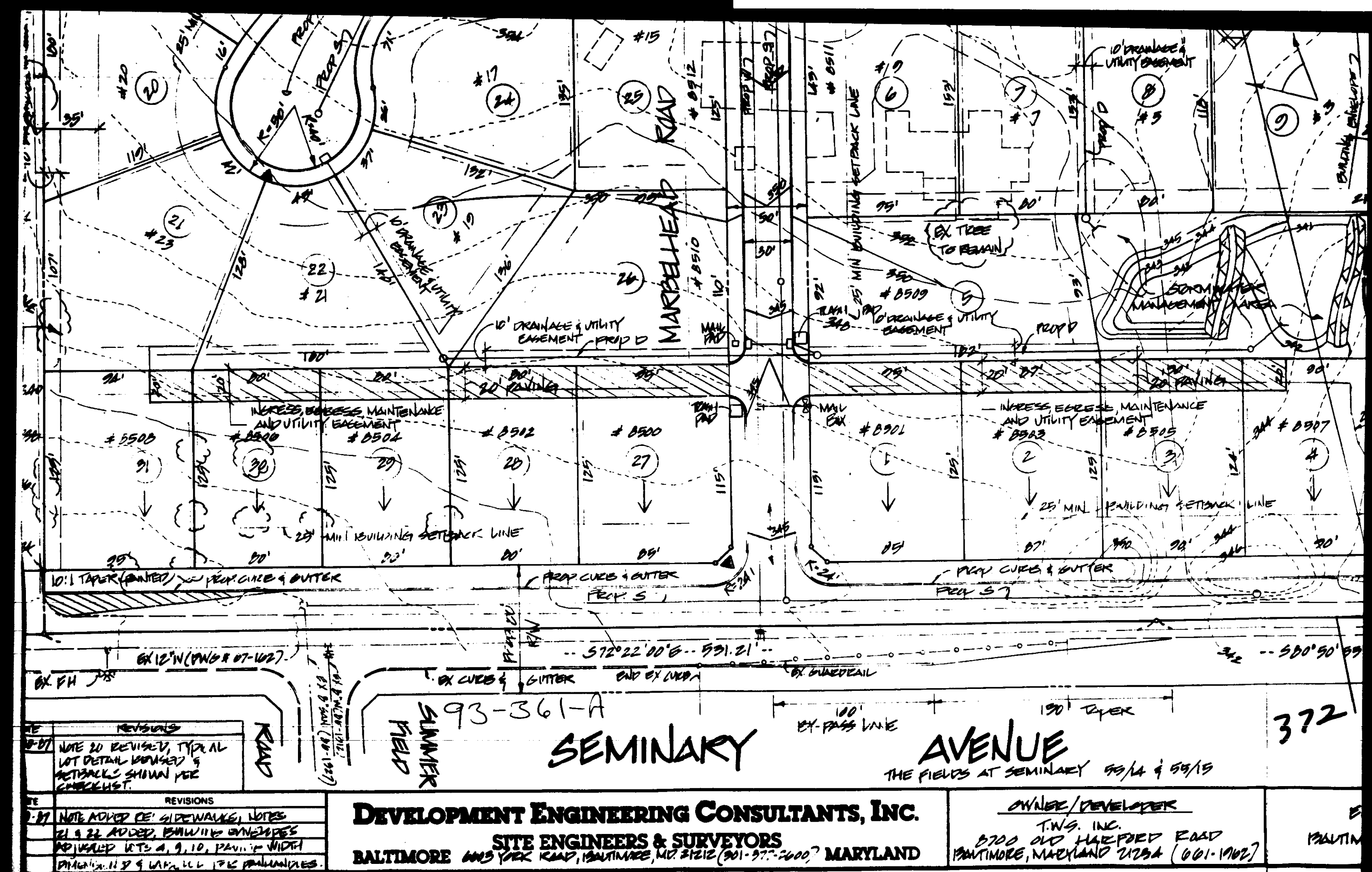
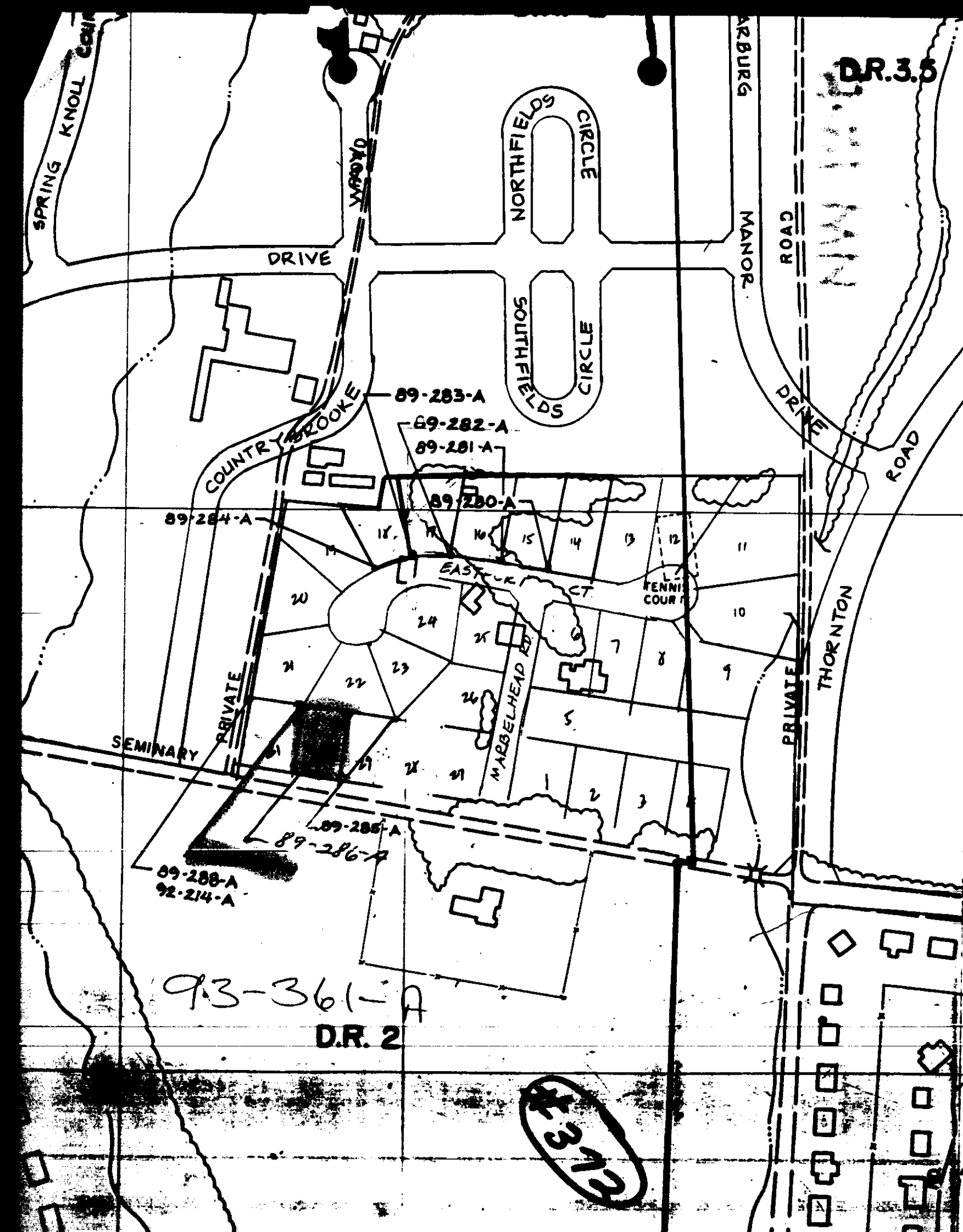
CITIZEN SIGN-IN SHEET

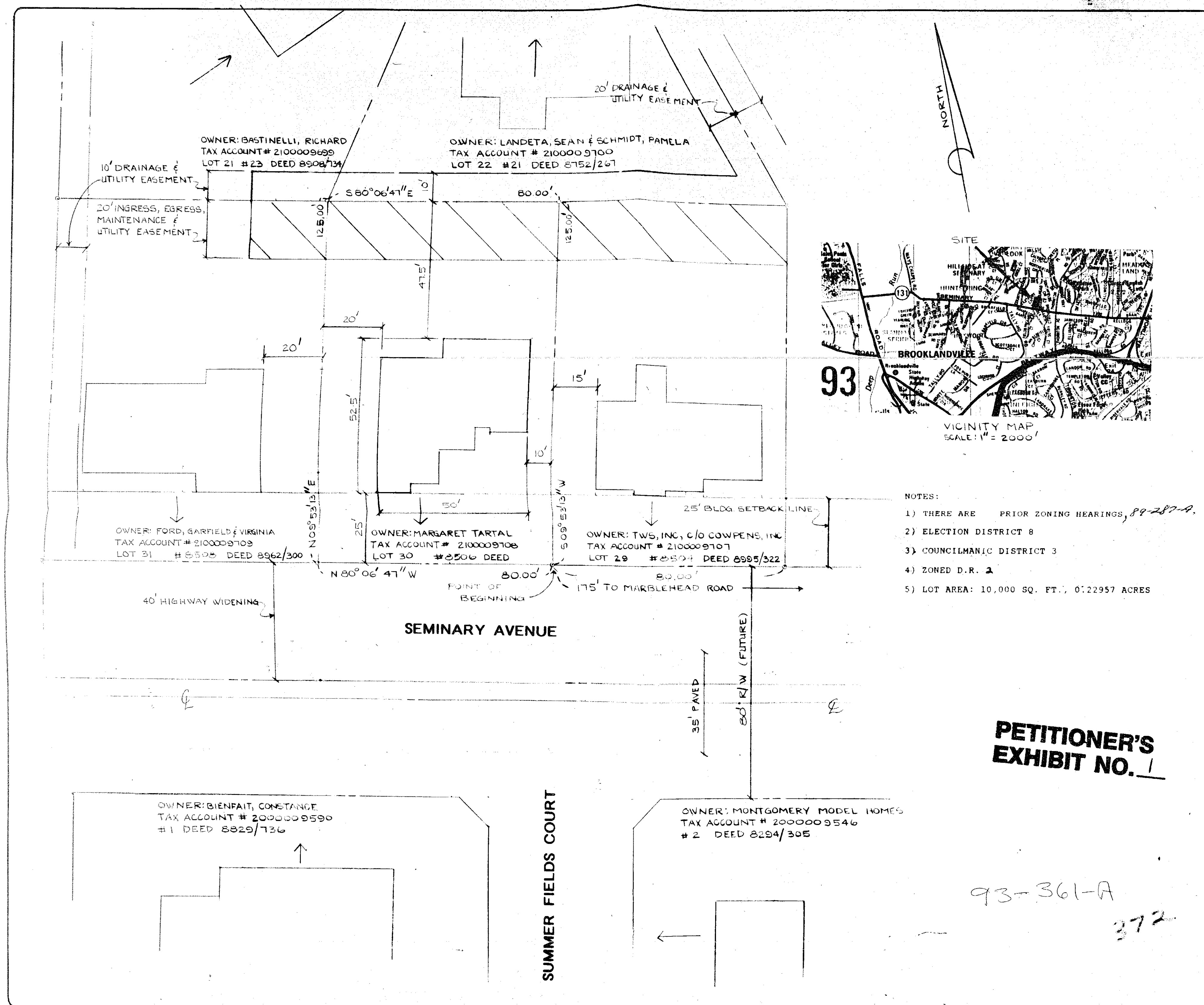
| NAME | ADDRESS |
|-----------------------|--------------------------|
| <i>Gregory Zeller</i> | 8508 Marblehead Rd 21093 |
| <i>Gregory Zeller</i> | 8504 MARBLEHEAD 21093 |

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

| NAME | ADDRESS |
|------------------------|-------------------------------|
| <i>MARGARET TARTAL</i> | 3121 WHITE AVE BALD MD 21214 |
| <i>SPENCER WEAVER</i> | 3823 Rolling Way BLT MD 21226 |
| <i>BILL TARTAL</i> | 3121 WHITE AVE BALD MD 21214 |





SILBERMANN and ASSOCIATES
Engineers • Planners • Surveyors
3527 East Joppa Road
Baltimore, Maryland, 21234
ph. 301-661-5888

PLAN TO ACCOMpany ZONING VARIANCE HEARING
OWNER: MARGARET TARTAL
8506 MARBLEHEAD ROAD
PROJECT: BRINKLOW CONSTRUCTION
DATE: APRIL 1993
SCALE: 1" = 100'

| | |
|-------------------------------------|----------------------|
| FILE NUMBER 93-361-A | REVISIONS 1 2 3 4 |
| SHEET 1 OF 1 DRAWING 1 | |

SILBERMANN & ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
3527 EAST JOPPA ROAD
BALTIMORE, MARYLAND 21234
PHONE (410) 661-5888
FAX (410) 661-0726

CERTIFICATION: THIS IS TO CERTIFY THAT THE IMPROVEMENTS INDICATED HEREON ARE LOCATED AS SHOWN. THIS IS NOT A PROPERTY LINE SURVEY AND SHOULD NOT BE USED AS SUCH. THERE ARE NO ENCROACHMENTS, EITHER WAY ACROSS THE PROPERTY LINES.

THOMAS L. PHILIPS
REGISTERED PROFESSIONAL ENGINEER NO. 374

